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April 10, 2026

VIA EMAIL (PWagner@caledonia-wi.gov)

Village of Caledonia
Attn: Peter Wagner, Development Director
5043 Chester Lane
Racine, WI 53402

Re: Submittal for Review: Raymond/Caledonia Cooperative Plan
Our Client: Big Rig Repair, LLC
Property: 1443 27th Street, Caledonia, WI

Dear Mr. Wagner:

I represent the buyer, Big Rig Repair, LLC, with respect to the above-referenced property. On behalf of the applicant, please accept this correspondence as a formal submittal to the Village of Caledonia pursuant to the Raymond/Caledonia Cooperative Plan.

The proposed project consists of a logistics and transportation use, as previously reviewed and approved by the Village of Raymond. We are submitting this application to obtain the required review and approval from the Village of Caledonia so that the project may proceed in accordance with the Cooperative Plan requirements.

Enclosed for your review and consideration, please find the following materials:

1. Completed Village of Caledonia application, together with applicable fees
2. Operational Plan describing the proposed use and day to day operations
3. Site Plan depicting the layout of the property, access, circulation, and improvements
4. Building Drawings, including elevations and floor plans
5. Landscape Plan
6. Village of Raymond approvals and supporting documentation

If there are any additional application forms, fees, or submittal requirements specific to the Village of Caledonia that are not included herein, please advise and we will supplement the submission promptly.

We respectfully request that this matter be placed on the next available Plan Commission and/or appropriate review agenda. We are available to attend meetings, answer questions, and provide any additional information the Village may require.

Thank you for your time and consideration. We look forward to working cooperatively with the Village of Caledonia to advance this project.

Ms. Wagner
April 10, 2026
Page 2 of 2

Very truly yours,

/s/ Thomas M. Santarelli

Thomas M. Santarelli
Attorney at Law

Enclosures

Operational Plan for Property Use Big Rig Repair, LLC

Site & Operation Plan, Conditional Use Permit, and Rezoning/Land Disturbance Amendment
and Soil (Land) Disturbance Application

Applicant: Big Rig Repair, LLC

Address: 1443 27th Street, Raymond, Wisconsin

Meeting Date: February 23, 2026

1. Introduction & Purpose

1.1 Overview of Requested Approvals

This Operational Plan is respectfully submitted on behalf of Big Rig Repair, LLC and 1443 27th St., LLC in support of the applicant's request for approval of a Site & Operation Plan, a Conditional Use Permit, and a Soil (Land) Disturbance Permit. Each of these approvals is directly related to the applicant's proposed operational enhancements and property improvements at 1443 27th Street. Although the improvements are substantial in quality and benefit, they are modest in physical scope, and they occur entirely within the boundaries of an already-developed parcel situated within the Raymond Business Park.

1.2 Property Context and Intent of the Application

The property is an existing masonry industrial building positioned along the I-94 frontage corridor, in a location historically and presently characterized by highway-oriented commercial uses. Big Rig Repair seeks to elevate the performance, safety, and efficiency of its operations through carefully designed physical site upgrades that serve two paramount goals: (1) to ensure full compliance with Village ordinances, Business Park standards, and the cooperative stormwater management program; and (2) to create a more orderly, aesthetically sound, and economically productive commercial site that is in harmony with its surroundings. The enhancements are not speculative; they are engineered responses to demonstrated operational needs, based on a decade of proven business performance at the company's successful Pleasant Prairie facility.

1.3 Rezoning and Land Use Amendment (B-3 to B-4)

The applicant requests a rezoning and land use amendment to change the property classification from B-3 (Commercial Service District) to B-4 (Highway Business District) as part of this Application. The existing B-3 district does not expressly contemplate truck and trailer repair operations, while the B-4 district is designed for highway-oriented commercial uses requiring large-vehicle circulation and limited outdoor parking. The rezoning aligns the property's zoning with the actual physical characteristics of the site, the existing development pattern of the I-94 corridor, and the Village's Business Park future land-use designation.

2. BUSINESS DESCRIPTION AND OPERATIONAL MODEL

2.1 Nature and Maturity of Big Rig's Operations

Big Rig Repair is a professional, well-established provider of heavy-duty and light-duty truck and trailer repair services. Its work consists of mechanical diagnostics, trailer repair, preventative maintenance, brake and tire work, minor body repair, and related services that are essential to the operation of Wisconsin's freight and logistics economy. These services are performed predominantly within enclosed service bays and comply with all environmental, safety, and industry best-practice standards. The Raymond facility is not an experiment; it is a deliberate expansion of a highly successful business model that has been refined over the course of ten years at the Pleasant Prairie location.

2.2 Compatibility with the B-4 Highway Business District

The applicant seeks to rezone the property to the B-4 Highway Business District concurrently with this Application. The proposed operations fall squarely and unequivocally within this definition. Moreover, because the property lies within the I-94 conditional use corridor, the applicant seeks CUP approval, and this Operational Plan demonstrates comprehensive compliance with the standards of Section 20-1182 of the Village Code.

3. DESCRIPTION OF SITE IMPROVEMENTS

3.1 Architectural Modifications to the Building

To enhance the functionality of the building and to facilitate safer, more efficient interior vehicle servicing, the applicant proposes the installation of new overhead service doors along the north elevation, as detailed in the architectural plans submitted with this application. These improvements do not expand the building footprint; they merely modernize and optimize existing structural capacity. The materials and design are fully compatible with the existing façade, maintaining visual cohesion while improving operational functionality.

3.2 Expansion of Paved Areas and Parking Organization

A critical component of the proposal is the orderly expansion and paving of areas north of the building to accommodate trailer parking, customer vehicle staging, and improved maneuverability. The current unpaved, grassy area is neither operationally efficient nor compliant with modern stormwater management standards, and the proposed paving will create a controlled, safe, and regulated environment for vehicle storage and movement. Similarly, the designated customer parking area will be paved, screened, and laid out in a manner that promotes clarity, safety, and visual uniformity.

3.3 Circulation and Driveway Improvements

The existing driveway configuration poses constraints on turning movements for tractor-trailers. The applicant proposes to widen and improve the eastern driveway approach to promote

smooth ingress and egress, reduce multi-point turning, and enhance safety for both on-site personnel and the motoring public. This improvement is directly aligned with best practices for B-4 highway-oriented facilities and will materially reduce the potential for traffic conflicts.

3.4 Landscaping, Berming, and Screening Enhancements

In recognition of the Village's expectations for highway frontage aesthetics and in deference to the Cooperative Plan design principles, the applicant proposes a professionally designed landscape berm along the eastern property boundary. This berm, together with evergreen screening and supplemental plantings, will substantially reduce the visibility of trailer parking areas and create a year-round buffer that improves the corridor's appearance. These improvements exceed minimum expectations and demonstrate Big Rig's commitment to stewardship of the site and sensitivity to community character. As a result, trailer parking will not be readily visible from 27th Street or the I-94 corridor, and the improvements will present a more cohesive and attractive commercial frontage than exists today.

3.5 Lighting Improvements

The applicant will implement a modern lighting plan utilizing full cut-off fixtures and calibrated illumination levels to ensure adequate operational lighting while preventing glare or spillover onto neighboring properties. This lighting approach is consistent with the Village's standards and ensures safe nighttime activity without imposing adverse impacts on surrounding land uses.

3.6 Stormwater Management and Land Disturbance Compliance

The proposed improvements trigger land disturbance exceeding one acre. As detailed in the civil plans, the site remains fully compliant with the Raymond Business Park's regional stormwater design parameters. The Business Park basin was engineered for a Curve Number of 91; the Big Rig proposal achieves a more conservative Curve Number of 90. This outcome ensures that the project places no additional burden on the stormwater system and, in fact, aligns precisely with the assumptions used in the Business Park's approved stormwater plan.

4. OPERATIONAL DETAILS OF THE FACILITY

4.1 Service Capacity and Indoor Activities

The facility will operate three service bays located along the northern portion of the building, enabling the company to efficiently service three trucks simultaneously. The southwest portion of the building is capable of storing two full-length 53-foot trailers indoors, a feature that enhances both operational flexibility and site appearance by reducing outdoor clutter. All mechanical, diagnostic, and repair work is conducted exclusively indoors to maintain environmental control and eliminate nuisance impacts.

4.2 Outdoor Parking Management

Customer vehicles awaiting service will be limited to the paved parking spaces designated for that purpose and screened from the highway through strategic placement, berming, and landscaping. Trailer parking will occur only within the newly paved and screened northern area, ensuring the orderly and professional appearance of the site. Employee and visitor parking will remain in the existing east lot, allowing operational traffic to remain segregated from employee and customer activity. The applicant's approach strikes a reasonable balance: the northern area is used only as necessary for efficient daily operations and comprehensively screened so that the visual and aesthetic character of the corridor is protected.

4.3 Noise, Idling, and Outdoor Activity Limitations

Big Rig Repair enforces strict operational discipline with respect to idling and outdoor noise. Trucks will not idle for more than fifteen minutes, and idling is limited solely to diagnostic or functional purposes. No overnight idling or outdoor mechanical activity will occur. These constraints far exceed what is commonly observed in comparable highway-oriented repair facilities and ensure compatibility with the surrounding environment.

5. STAFFING AND HOURS OF OPERATION

5.1 Employment Levels

The Raymond facility will support between seven and ten employees, contributing meaningfully to the local job base and advancing the Village's goals of economic growth within its business park.

5.2 Operational Hours

The Parts Department will operate from 7:00 a.m. to 4:00 p.m., Monday through Friday. Sales and service operations will occur from 6:00 a.m. to 6:00 p.m., Monday through Friday. These hours are consistent with neighboring businesses and with the expectations for a B-4 district.

6. COMMUNITY IMPACT AND BENEFITS

6.1 Relationship to Surrounding Uses

The proposed improvements do not introduce a new or unfamiliar use to the I-94 corridor. To the contrary, the area hosts several existing truck-related businesses, and this project represents a refinement, not an expansion, of the corridor's established commercial character. The enhancements proposed by Big Rig Repair will elevate the aesthetic quality of the site and set a standard for professional site management within the business park.

6.2 Aesthetic and Functional Enhancements

The project incorporates a level of architectural, landscaping, and organizational investment that exceeds minimum standards. The result is a visually cohesive, professionally landscaped, and operationally efficient commercial facility that enhances the Village's appearance, protects property values, and demonstrates a long-term commitment to the community's economic and aesthetic goals.

6.3 Economic Contribution

By investing in significant site improvements and expanding its workforce, Big Rig Repair brings measurable economic benefit to the Village. The project strengthens the tax base, supports local commerce, and reinforces the Village's goal of cultivating high-quality commercial development within its business park.

7. COMPLIANCE WITH CONDITIONAL USE STANDARDS

7.1 Purpose and Intent of Section 20-1182

This application has been deliberately designed to align with the Village's conditional use standards, including compatibility with adjacent land uses, protection of environmental resources, adequacy of traffic access, architectural quality, and the minimization of external impacts. Every component of the proposed plan has been developed with these standards in mind.

7.2 Demonstration of Compliance

The proposed use does not create any hazardous, harmful, or adverse effects. All repair activity occurs indoors, thereby eliminating noise, odor, or particulate emissions. Access is safe and adequate, supported by driveway improvements and circulation enhancements. Drainage and stormwater systems remain fully compliant, with quantifiable engineering data confirming adherence to the Business Park's stormwater basin design. Landscaping, berming, and screening ensure an attractive and visually buffered site. Lighting is appropriately shielded to prevent glare. The entire project reflects responsible, high-quality development consistent with the Village's vision for the I-94 corridor.

8. CONSISTENCY WITH VILLAGE LAND USE POLICIES

8.1 Business Park and Highway Corridor Compatibility

The property lies in a location intentionally designated for large-format, highway-oriented commercial uses. The proposed improvements modernize, refine, and elevate the site's operational quality. The project is a model of reinvestment within the Village's business park, precisely the type of improvement contemplated by Village policy.

8.2 Comprehensive Plan Considerations

While the Comprehensive Plan cautions against unmanaged proliferation of truck-intensive uses, it simultaneously acknowledges the existing cluster of such uses within this corridor. The Big Rig proposal does not introduce new impacts, but rather mitigates and organizes existing ones. Through thoughtful screening, façade improvements, regulated operations, and strict adherence to environmental and performance standards, the applicant satisfies the Plan's broader objectives of achieving balance, compatibility, and enhanced community character.

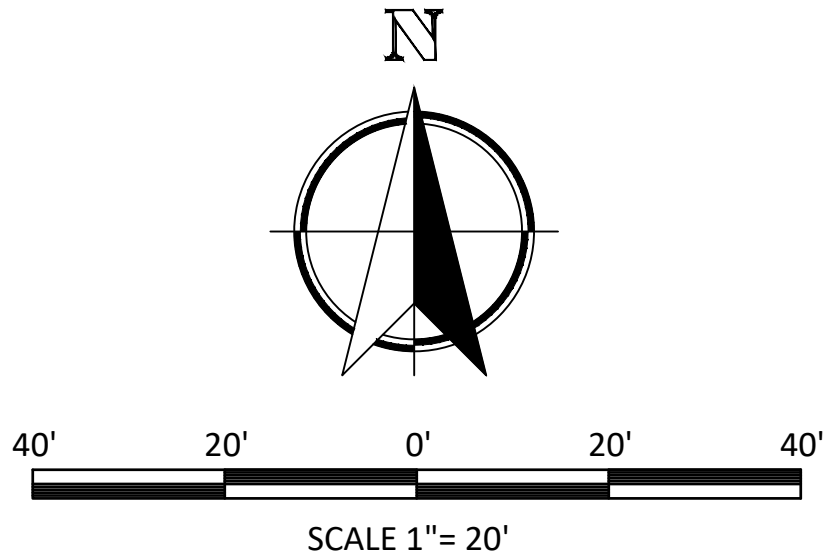
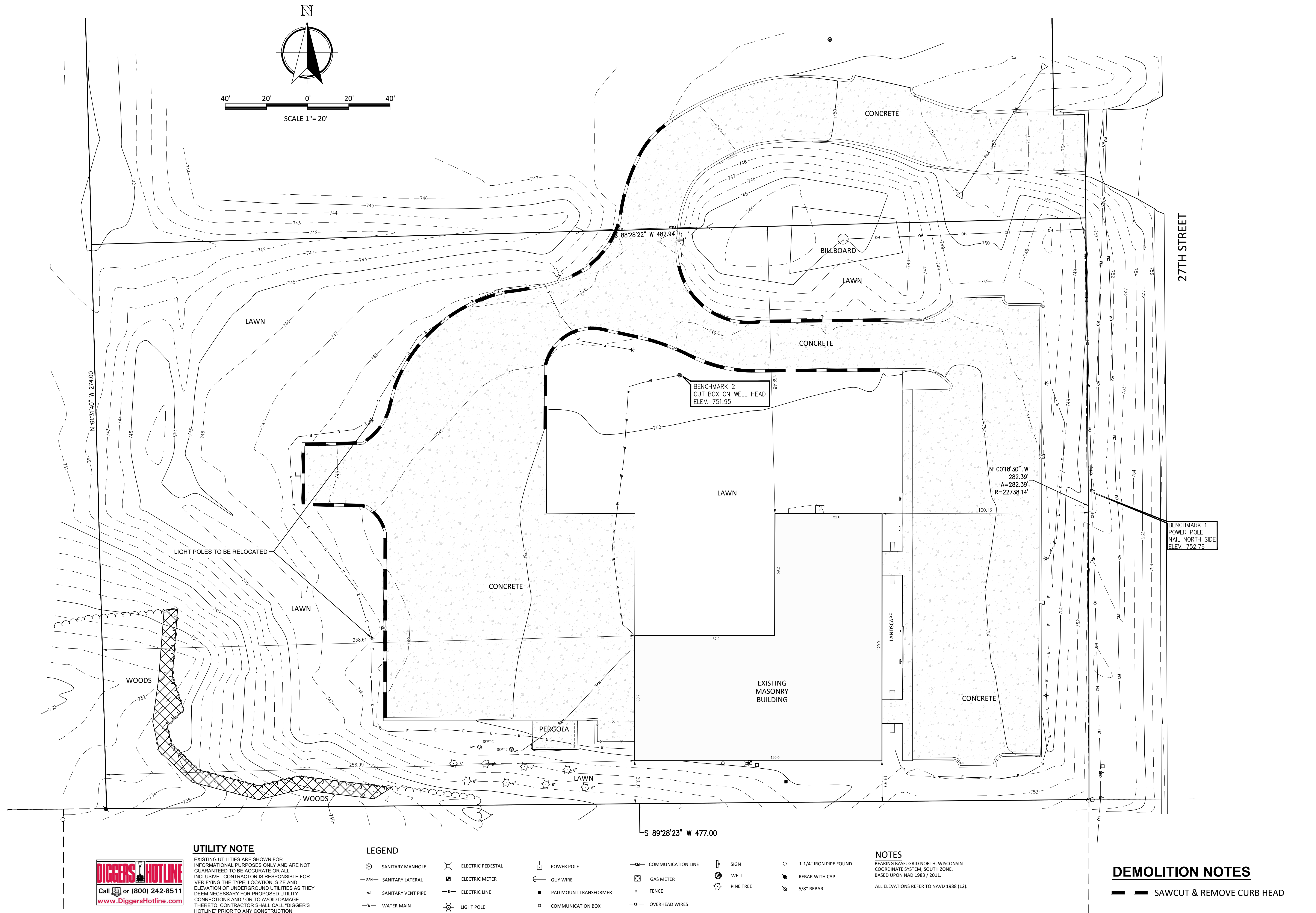
9. CONCLUSION

Big Rig Repair has approached this application with professionalism, transparency, and a genuine commitment to advancing the best interests of both the Village and the business park. The proposed improvements will transform the property into a cleaner, safer, more efficient, and more attractive commercial facility. The applicant respectfully submits that the proposal meets every applicable standard for approval of a Site & Operation Plan, a Conditional Use Permit, Rezoning and a Soil (Land) Disturbance Permit, and in fact exceeds the Village's requirements in important areas such as screening, aesthetics, operational discipline, and stormwater compliance.

The applicant's project is a reinvestment in an existing building where all repair activity occurs indoors, the outdoor component is strictly limited and organized, all parking areas are paved and screened, the northern parking is constrained and visually buffered, and no late-night or 24-hour activity occurs.

Because the use is limited, screened, and directly tied to the operation of the repair facility, it does not resemble a discouraged use under the Comprehensive Plan. The project improves the appearance, function, and regulatory compliance of the site and is consistent with the Business Park's intended character.

For these reasons, the applicant respectfully requests that the Village of Raymond approve the application in its entirety and authorize the project to proceed.



UTILITY NOTE

EXISTING UTILITIES ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE TYPE, LOCATION, SIZE AND ELEVATION OF UNDERGROUND UTILITIES AS THEY DEEM NECESSARY FOR PROPOSED UTILITY CONNECTIONS AND / OR TO AVOID DAMAGE THERETO. CONTRACTOR SHALL CALL "DIGGER'S HOTLINE" PRIOR TO ANY CONSTRUCTION.



LEGEND

- | | | | | | |
|-------------------------|---------------------|-------------------------|----------------------|-------------|--------------------------|
| ⊙ SANITARY MANHOLE | ⊕ ELECTRIC PEDESTAL | ⊠ POWER POLE | — COMMUNICATION LINE | ⊙ SIGN | ○ 1-1/4" IRON PIPE FOUND |
| — SAN- SANITARY LATERAL | ⊕ ELECTRIC METER | — GUY WIRE | ⊕ GAS METER | ⊙ WELL | ● REBAR WITH CAP |
| ⚡ SANITARY VENT PIPE | — ELECTRIC LINE | ■ PAD MOUNT TRANSFORMER | — FENCE | ⊙ PINE TREE | ⊕ 5/8" REBAR |
| — W- WATER MAIN | ⊙ LIGHT POLE | □ COMMUNICATION BOX | — OVERHEAD WIRES | | |

NOTES

BEARING BASE: GRID NORTH, WISCONSIN COORDINATE SYSTEM, SOUTH ZONE. BASED UPON NAD 1983 / 2011.
ALL ELEVATIONS REFER TO NAVD 1988 (12).

DEMOLITION NOTES

- SAWCUT & REMOVE CURB HEAD

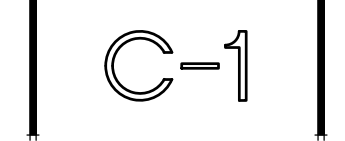
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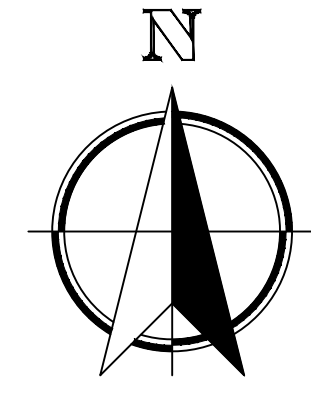
BIG RIG REPAIR, LLC - 1443 27TH STREET
VILLAGE OF RAYMOND
EXISTING CONDITIONS / SITE DEMOLITION PLAN



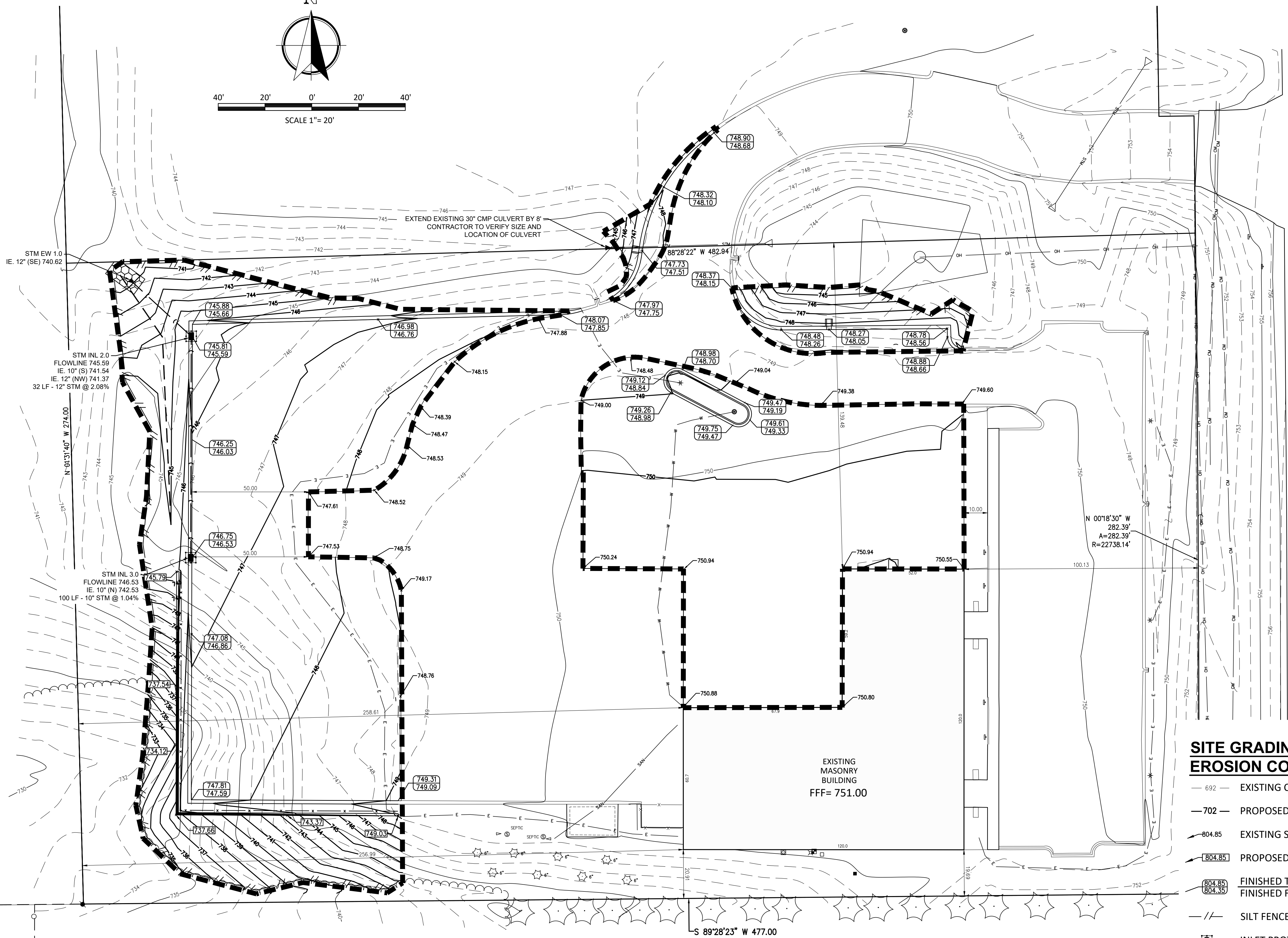
Nielsen Madsen + Barber
 CIVIL ENGINEERS AND LAND SURVEYORS
 1458 Horizon Blvd. Suite 200, Racine, WI. 53406
 Tele: (262)634-5588 Website: www.nmbasc.net

PROJECT NO.: 2012.012.14
 DRAWN BY: CHECKED BY: IFL MDE
 DATE: 126.2026
 SHEET NO.:





40' 20' 0' 20' 40'
SCALE 1" = 20'



SITE GRADING & EROSION CONTROL LEGEND

- 692 — EXISTING CONTOURS
- 702 — PROPOSED CONTOURS
- 804.85 EXISTING SPOT GRADES
- 804.85 PROPOSED SPOT GRADES
- 804.85 / 804.35 — FINISHED TOP OF CURB GRADES
FINISHED FLANGE GRADES
- // — SILT FENCE
- INLET PROTECTION
- MEDIUM RIP RAP (8' X 15')
- — DRAINAGE SWALE CENTERLINE
- - - - - DISTURBED AREA (48,702 S.F. = 1.118 AC)

UTILITY NOTE

EXISTING UTILITIES ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE TYPE, LOCATION, SIZE AND ELEVATION OF UNDERGROUND UTILITIES AS THEY DEEM NECESSARY FOR PROPOSED UTILITY CONNECTIONS AND / OR TO AVOID DAMAGE THERETO, CONTRACTOR SHALL CALL "DIGGERS HOTLINE" PRIOR TO ANY CONSTRUCTION.



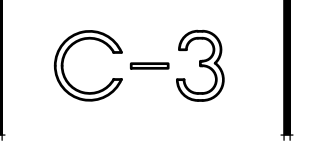
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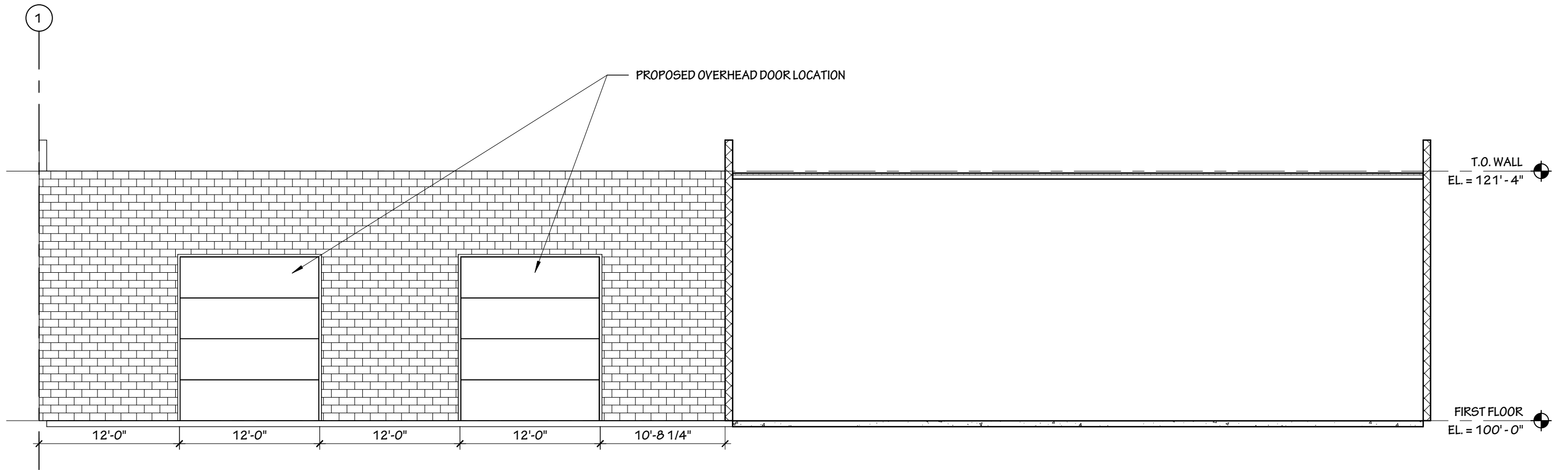
BIG RIG REPAIR, LLC - 1443 27TH STREET
VILLAGE OF RAYMOND
SITE GRADING & EROSION CONTROL PLAN



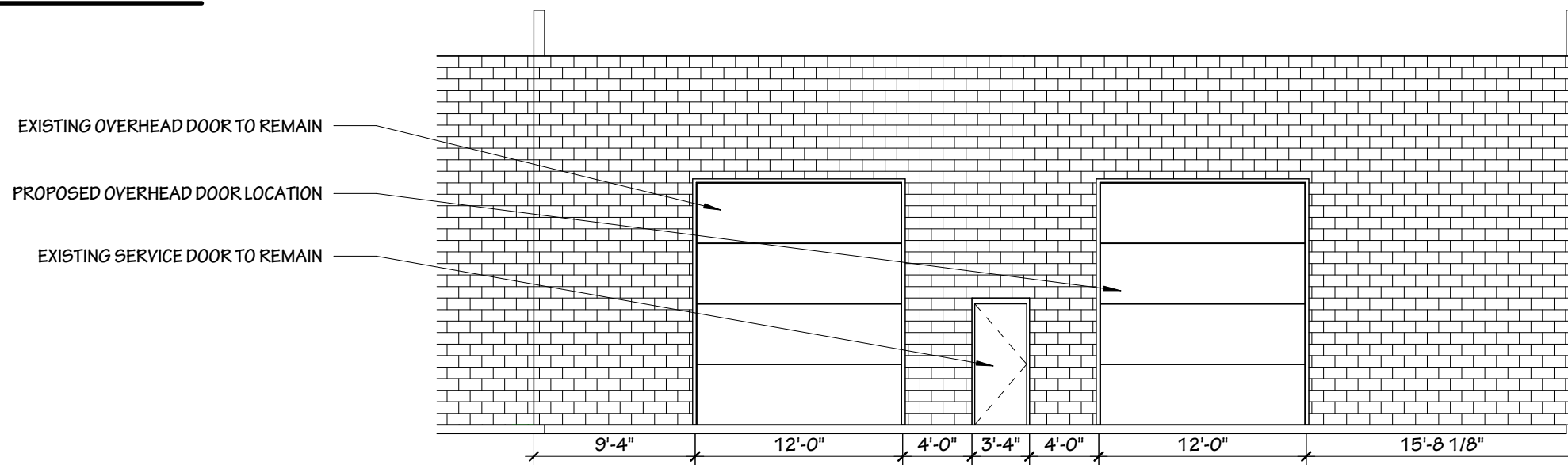
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Tele: (262)634-5588 Website: www.nmbasc.net

PROJECT NO.: 2012.012.14
DRAWN BY: CHECKED BY: IFL MDE
DATE: 126.2026
SHEET NO.:





1 North Elevation 1
A4.1 1/8" = 1'-0"



2 North Elevation 2
A4.1 1/8" = 1'-0"

BIG RIG REPAIR
PROPOSED OVERHEAD DOOR LOCATIONS



PROPOSED OVERHEAD
DOOR LOCATIONS

BIG RIG REPAIR

PROPOSED OVERHEAD DOOR LOCATIONS

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Rendering 1
BIG RIG REPAIR
01/19/26



Partners in Design
ARCHITECTS

262.652.2800
Kenosha, WI

847.940.0300
Riverwoods, IL



EXISTING OVERHEAD
DOOR TO REMAIN

EXISTING SERVICE DOOR
DOOR TO REMAIN

PROPOSED OVERHEAD
DOOR LOCATION

BIG RIG REPAIR

PROPOSED OVERHEAD DOOR LOCATIONS

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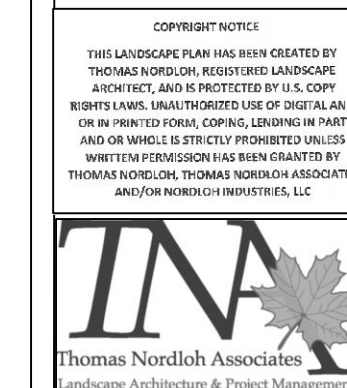
Rendering 2
BIG RIG REPAIR
01/19/26



Partners in Design
ARCHITECTS

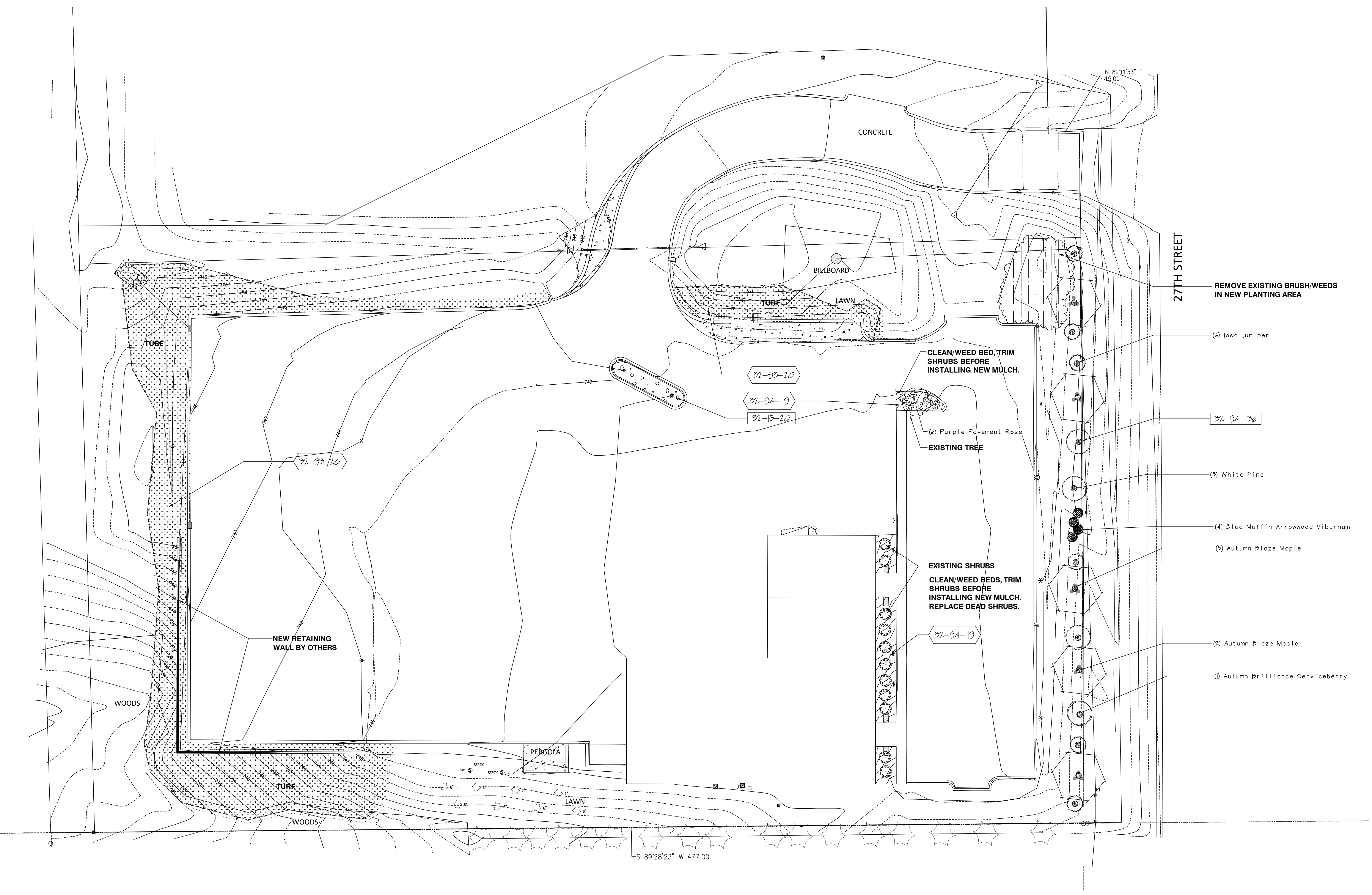
262.652.2800
Kenosha, WI

847.940.0300
Riverwoods, IL



No.	Revision/Issue	Date
1	Revise per PID comments	2-16-26
2	REVISION 2	
3	REVISION 3	
4	REVISION 4	
5	REVISION 5	

**LANDSCAPE PLAN
 BIG RIG REPAIR
 TOWN OF RAYMOND, WISCONSIN**



27TH STREET

REMOVE EXISTING BRUSH/WEEDS
 IN NEW PLANTING AREA

(6) Iowa Juniper

32-94-136

(3) White Pine

(4) Blue Muffin Arrowwood Viburnum

(3) Autumn Blaze Maple

(2) Autumn Blaze Maple

(1) Autumn Brilliance Serviceberry

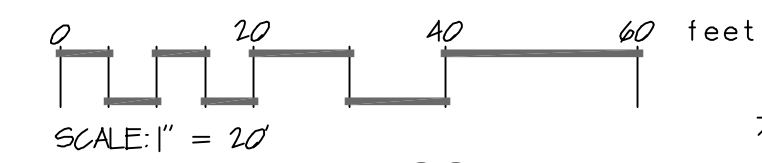
CLEAN/WEED BED, TRIM
 SHRUBS BEFORE
 INSTALLING NEW MULCH.

(6) Purple Pavement Rose
 EXISTING TREE

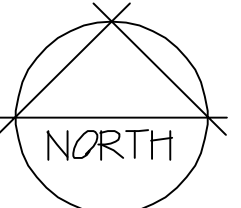
EXISTING SHRUBS
 CLEAN/WEED BEDS, TRIM
 SHRUBS BEFORE
 INSTALLING NEW MULCH.
 REPLACE DEAD SHRUBS.

32-94-119

S 89°28'23" W 477.00



LANDSCAPE PLAN

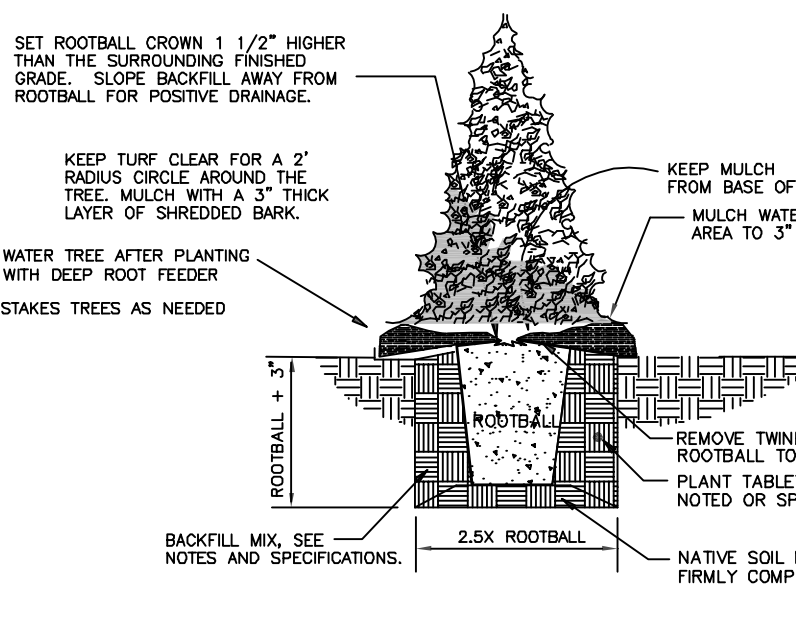
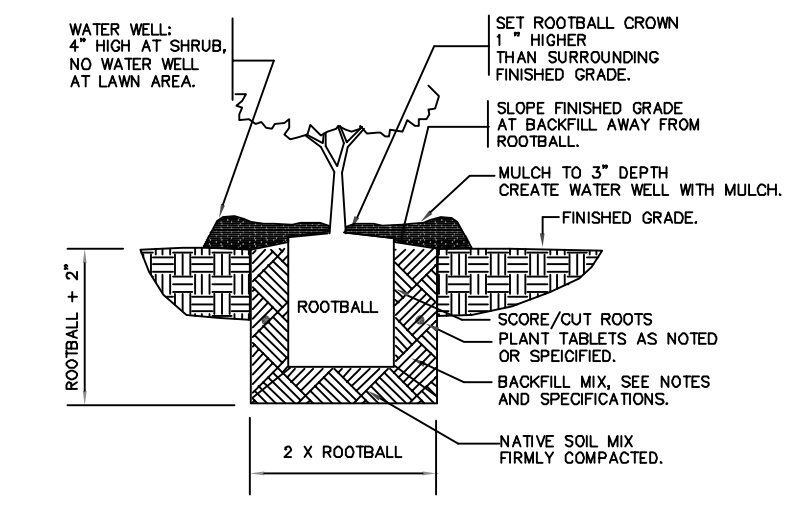
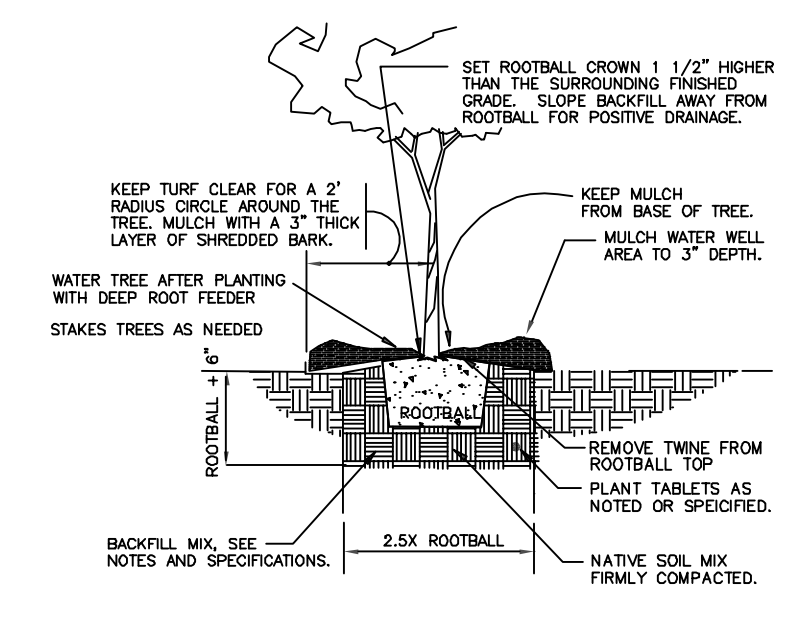


REFERENCE NOTES SCHEDULE

SYMBOL	CODE	DESCRIPTION	QTY
Aggregate Surface			
	32-15-20	COMPOSTED GRANITE MULCH, 4" THICKNESS OVER WEED FABRIC	283 sf
Planting			
	32-93-20	REINDARS PREMIUM 40 TURF-SEED (OR APPROVED EQUAL) AND DN SHORT TERM EROSION BLANKET. INSTALL PER MANUFACTURERS GUIDELINES. STAPLES MUST BE FULLY INSTALLED IN THE GROUND. APPLY 13-13-13 FERTILIZER PER MANUFACTURERS APPLICATION RATES BEFORE INSTALLING EROSION BLANKET. LONG TERM AND GREEN NETTED BLANKET AND BENT OVER STAPLES WILL NOT BE ACCEPTED.	10,979 sf
Planting Accessories			
	32-94-119	SHREDDED BARK MULCH, 3-4" DEPTH	1,123 sf
	32-94-136	3" DIAMETER MULCH TREE RING	19

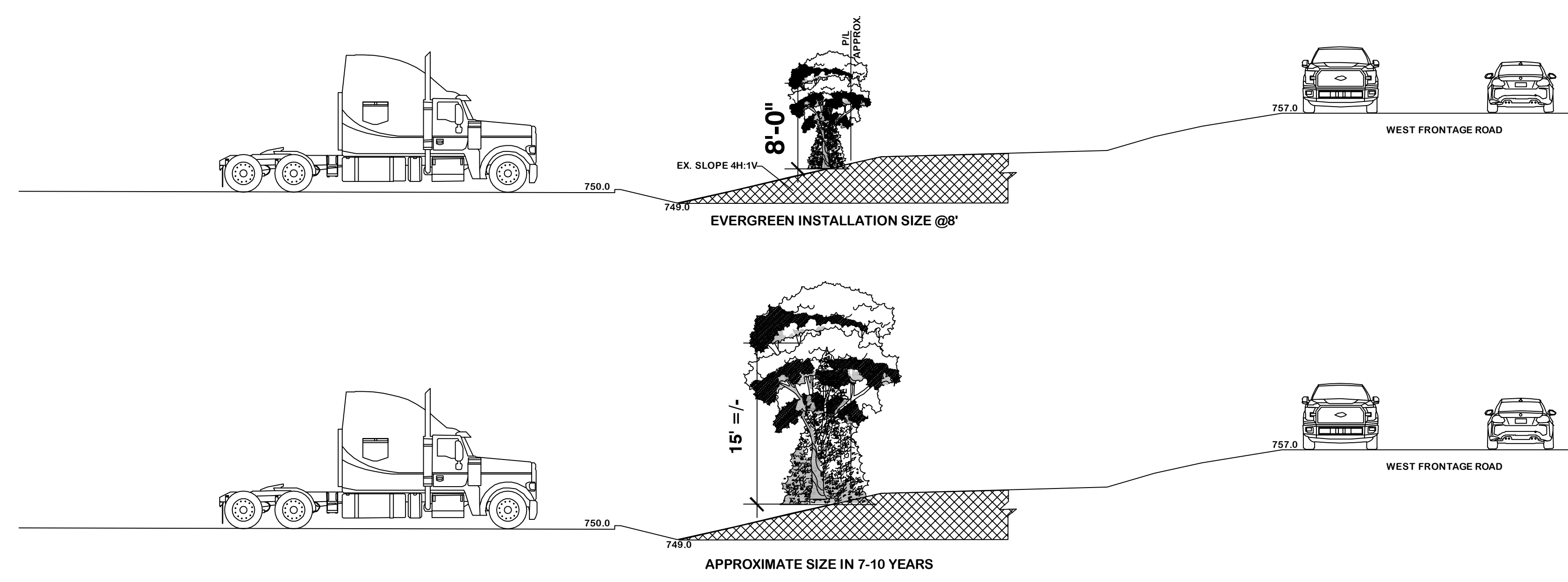
PLANT SCHEDULE

SYMBOL	BOTANICAL / COMMON NAME	SIZE	CONTAINER	QTY
TREES				
	Acer freemanii 'Autumn Blaze' / Autumn Blaze Maple	2.5" Cal.	P&B	5
	Amelanchier canadensis 'Autumn Brilliance' / Autumn Brilliance Serviceberry 8' Ht.		P&B	1
	SUBTOTAL:			6
EVERGREEN TREES				
	Juniperus chinensis 'lowa' / Iowa Juniper	8'	P&B	6
	Pinus strobus / White Pine	8'	P&B	3
	SUBTOTAL:			9
SHRUBS				
	Rosa rugosa 'Purple Pavement' / Purple Pavement Rose	3 gal		6
	Viburnum dentatum 'Blue Muffin' / Blue Muffin Arrowwood Viburnum	4"	P&B	4
	SUBTOTAL:			10



GENERAL LANDSCAPE NOTES:

- Topsoil return to depth of 6 minimum is by excavating contractor. Berms (if applicable) are by others. Returned topsoil to have no rock larger than 1", construction debris and/or roots in the soil. Contact general contractor if soil is not acceptable for proper plant growth.
- Always contact Diggers Hotline (800-242-8511) or JULIE 811 (or 1-800-892-0123) before proceeding with any work.
- Landscape contractor is required to visit the site and review all civil plans related to the project. The civil plans take precedence over the landscape plans.
- Plant material to be of the highest quality available and should not include # 2 grade trees, evergreens or shrubs. Landscape contractor is to verify plant quantities Labeled plants have precedence over the plant table. Verify quantity with a hand takeoff of the plan. Any substitutions of plant type, quantity or size must be approved by city forester..
- Planting beds shall receive a 3" layer of high quality non-dyed shredded hardwood mulch. 3" diameter tree rings shall be installed around all trees and evergreens in the turf areas. Perennial and annual beds shall receive between a 1-2" layer of shredded bark mulch.
- Spade cut plant beds and tree rings with a 4" deep shovel cut.
- Seeded lawn areas to have high quality Bluegrass seed blend for sunny areas, shade areas to have a Bluegrass and Fescue blend of seed. See civil plans for turf restoration. Apply a 10-10-10 starter fertilizer after turf has germinated. Follow manufactures direction on fertilizer application rates.
- Erosion blanket shall be installed on seeded areas. 90 day single net, double net or Turf Reinforcement Mats shall be installed per the required use. Follow manufactures stapling guidelines to ensure proper stabilization. Install erosion blanket for dormant seed applications (after November 1st) or mid-summer installations or where ever applicable to promote healthy turf establishment.
- Landscape contractor is responsible to maintain the site for a period of 45 days after substantial completion of project. This will include watering, mowing of turf areas as needed, weeding plant beds, maintaining a clean site and other activities to ensure proper growth of the landscape.
- Warranty of plants, trees, evergreens, shrubs shall be for a period of 18 months from date of substantial completion. Perennials, ornamental grasses, annuals shall be guaranteed for one (1) growing season. One replacement will be required of each dead plant at the end of the warranty period.



PLANTING CROSS SECTION

DISCLAIMER NOTICE
 THIS LANDSCAPE PLAN HAS BEEN CREATED BY THOMAS NORDLOH ASSOCIATES LANDSCAPE ARCHITECT AND IS PROTECTED BY U.S. COPYRIGHT LAW. ANY REPRODUCTION OR USE OF THIS PLAN WITHOUT THE WRITTEN PERMISSION OF THOMAS NORDLOH ASSOCIATES IS STRICTLY PROHIBITED. ANY REPRODUCTION OR USE OF THIS PLAN WITHOUT THE WRITTEN PERMISSION OF THOMAS NORDLOH ASSOCIATES IS STRICTLY PROHIBITED.



No.	Revision/Issue	DATE	DATE	DATE	DATE
1	Revise per PID comments	2-16-26			
2	REVISION 2				
3	REVISION 3				
4	REVISION 4				
5	REVISION 5				

LANDSCAPE PLAN
 BIG RIG REPAIR
 TOWN OF RAYMOND, WISCONSIN

Thomas H. Nordloh
 Landscape Architect
 Reg. # 057-000629

Project 20260209
 Date 2-16-26 1

Sheet

Subject: Big Rig Repair - Approval

From: "Mularkey, Shaun S" <Shaun.Mularkey@Foth.com>

To: "Thomas M. Santarelli" <ts@kenoshalaw.com>, Big Rig Repair LLC <service@bigrig-repair.com>, Alligators Transit LLC <alligatorstransit@gmail.com>

Cc: "Yeager, Michael H" <Michael.Yeager@foth.com>, Barbara Hill <admin@raymondwi.com>, Jeni Schroeffer <clerk@raymondwi.com>

Date Sent: Tuesday, March 24, 2026 3:15:42 PM GMT-05:00

Date Received: Tuesday, March 24, 2026 3:16:23 PM GMT-05:00

Attachments: RPT-2026-0216-Big Rig Repair Rezone CU SPPO & Soils Dist Staff Review.pdf, LTR-2026-0213-Big Rig Repair-Raymond-Plan Review.pdf

Good afternoon everyone,

Attached is my staff report, revised to reflect the updated conditions per the Village Board's approval. I've also attached the Village Engineer's previous review letter.

Once the ordinances are finalized for your rezoning to B-4 and the changes to the B-4 Zoning District, I can issue the conditional use permit to be recorded.

In addition to satisfying the engineer's comments, I will need to review/approve your exterior lighting plan prior to issuance of the zoning permit.

Please let me know if you have any questions-

Shaun Mularkey, AICP

Lead Planner



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TO: Village of Raymond Plan Commission
FROM: Shaun Mularkey, AICP, Planning Consultant
RPT DATE: February 16, 2026
MTG DATE: February 23, 2026
APRVL DATE: March 23, 2026
FOTH FILE: 26R050.03/11
RE: **Big Rig Repair – Rezone, Conditional Use, Site Plan & Plan of Operation and Soils Disturbance Request**

BACKGROUND:

1. Petitioner/Agent: Jasbir Singh (dba Big Rig Repair)
2. Property Owner: RBPI LLC
3. Location/Address: 1443 27th St
4. Taxkey Number: 168-04-21-12-038-100
5. Area: 3.07 AC
6. Existing Zoning: B-3 Commercial Service District
7. Proposed Zoning: N/A
8. Future Land Use: Business Park

OVERVIEW:

The Petitioner submitted a concept plan for a semi-truck repair business on the subject property as well as the property directly north that shares a driveway at the September 2025 Plan Commission and Village Board meetings. Feedback was general opposed to use of the northern property (currently vacant) for large amounts of tractor-trailer storage spaces. The Petitioner submitted a revised concept for the October 2025 Plan Commission meeting limiting the proposed use to the developed south parcel as follows:

- Use of property for truck repair and maintenance facility; along with outdoor parking/storage of truck/trailer parking.
- Renovated/improved existing structure for truck repairs and exterior improved and interior improved office/reception areas.
- Heavy and medium equipment (trucks and trailers) parking on the lot to the west side of the building (behind) with parking lot expansion to accommodate trailer parking, vehicle staging and maneuverability.
- Lot to the north will be limited to the expanded driveway leading into the south property.
- Additional berm created along eastern property line fronting 27th St., with landscaping proposed for visual buffer.

The Plan Commission and Village Board provided generally positive review of the concept as a reuse of an existing property.

The Petitioner is now requesting review and approval of a Rezoning of the subject property from the B-3 Commercial Service District to the B-4 Highway Business District, a Conditional Use, Site Plan & Plan of Operation, and Soils Disturbance. The submitted application includes an in depth discussion of the proposed use and request.

PLANNER COMMENTS:

1. **Comprehensive Plan.** The property is planned for the *Business Park* category. This category: *allows all uses commonly found in an Industrial Park or Business Park setting consisting of large manufacturing and warehousing businesses along with the commercial and residential uses required to support the area large business uses and the associated employee base. Civic developments promoting tourism and institutional developments might also occur. This land use plan designation may support business park and industrial zoning districts in the Village subject to how a proposed development adheres to an overall business park setting where the development is proposed within.*

The goal of the I-94 corridor land uses is to encourage higher end business land uses that are commonly found along an urban interstate and have the availability of quality infrastructure. This plan discourages land uses with minimal building square footages and maximized outdoor storage for parking of vehicles or storage of miscellaneous products/equipment. This plan also discourages land uses such as truck stops and large noise producing uses while recommending the Village scrutinize any 24-hour businesses looking for approvals to minimize impacts to surrounding uses. It is important to note that these types of land uses are discouraged and not prohibited. Such developments may have a place along the corridor given the current market and a particular parcel's conditions. The Village will work through their development approval process regardless of the type of land use proposed and base a decision on the development's own merit.

The Plan Commission and Village Board provided direction at the October 2025 meeting, that while portions of the use may not be appropriate for a new development, reuse of the existing property is acceptable. The Petitioner currently operates in Pleasant Prairie.

2. **Zoning District Requirements.** The property is zoned B-3 Commercial Service District. The Petitioner is requesting a rezoning to the B-4 Highway Business District, which allows Truck Repair as a Conditional Use.

Per Sec 25-9-4 of the Village Ordinances, Conditional uses shall be reviewed per the following:

- All conditional uses must be in accordance with the purpose and intent of this chapter and shall not be hazardous, harmful, offensive or otherwise adverse to the environmental quality, water quality, shoreland cover or property values in the county and its communities.
- A review of the site, existing and proposed structures, architectural plans, neighboring land and water uses, parking areas, driveway locations, highway access, traffic generation and circulation, drainage, waste disposal, water supply systems, and the effect of the proposed use, structure, operation and improvement upon flood damage protection, water quality, shoreland cover, natural beauty and wildlife habitat.
- Conditions such as landscaping, architectural design, type of construction, construction commencement and completion dates, sureties, lighting, fencing, location, size and number of signs, water supply and waste disposal systems, higher performance standards, street dedication, certified survey maps, floodproofing, ground cover, diversions, silting basins, terraces, stream bank protections, planting screens, operational control, hours of operation, improved traffic circulation, deed restrictions, highway access restrictions, increased yards, or additional parking may be required by the planning and zoning commission upon its finding that these are necessary to fulfill the purpose and intent of this chapter and the State Water Resources Act of 1965, and to meet the provisions of state's floodplain, and shoreland management programs.
- Compliance with all other provisions of this chapter, such as lot width and area, yards, height, parking, loading, traffic, highway access and performance standards, shall be required of all conditional uses. Variances shall only be granted as provided in Section 20-31 et seq.

- With respect to conditional uses within shorelands, the standards set forth in W.S.A., § 144.26(5)(a), in particular as they relate to the avoidance or control of pollution.

Sec 25-9-9 of the Village Ordinances outlines additional requirements for specific conditional uses, but does not include any for "Truck stops, truck and trailer sales, and service."

3. **Plan of Operation.** The proposed plan of operation includes:
 - a. **Uses and activities:** Operation of a light-duty to heavy duty truck and trailer repair business, with all mechanical, diagnostic and repair work to be performed indoors. Up to 15 semi-trucks/trailers may be parked outdoors on the property at any one time.
 - b. **Number of employees:** Up to 10 employees.
 - c. **Hours of operation:** Parts department: 7:00 am to 4:00 pm Monday through Friday; Service operations: 6:00 am to 6:00 pm Monday through Friday.
 - d. **Outdoor storage:** Outdoor storage is prohibited.
 - e. **Refuse:** Screened enclosure on the southwest corner of the building.
4. **Landscaping.** There is a line existing evergreen landscaping along the property's south edge adjacent to an existing home, and some additional trees screening the parking lot from the south. The application includes a landscape plan that includes a variety of trees along the road frontage including Autumn Blaze Maple (5), White Pine (3), Iowa Juniper (6), and Autumn Brilliance Serviceberry (ornamental) (1). In addition a few decorative shrubs (Blue Muffin Arrowwood Viburnum (4)) are also included on the frontage.

The landscape plan also indicates cleaning/weeding/mulching existing planting beds along the base of the building and the parking lot island. The building hides about half of the truck parking area in the rear of the building, and the additional landscaping along the road frontage will break-up and obscure the remainder, but will not completely hide the truck parking. The Plan Commission should determine whether the landscaping as proposed is adequate.
5. **Architecture.** The existing building will remain, except for interior improvements and the addition of new overhead doors on the west elevation (noted as the north elevation in the application).
6. **Parking.** There is an existing 37-space lot in front of the building for employees and customer vehicles. Semi-truck/trailer parking will occur only on the newly paved concrete areas. Repair shops require 1 space per 150 SF of floor area, but this is not a typical repair operation. The zoning ordinance allows "*where there is question as to the parking requirements for a use or where such requirements are not specifically enumerated, such case shall be brought before the Plan Commission/Board, which shall have the authority to determine the appropriate application of the parking requirements to the specific situation.*" The total paved area on the property will increase from 42,297 SF to 77,667 SF (54% increase) to accommodate trailer parking, vehicle staging and maneuverability.
7. **Exterior Lighting.** The application states that lighting will utilize full cut-off fixtures and calibrated illumination levels to ensure adequate operational lighting while preventing glare or spillover onto adjacent properties. No lighting plan or specifications was provided with the application. The Plan Commission should determine whether the Petitioner should prepare a lighting plan for Plan

Commission and Village Board review and approval or whether the plan can be reviewed/approved by the Village Planner/Zoning Administrator.

8. **Signage.** Any business signage shall be required to obtain signage approval through the Village of Raymond sign application process. No signage is provided for review at this time.
9. **Stormwater Management and Erosion Control.** The application states that the additional impervious surface will not trigger any additional stormwater management requirements as the existing pond for the business park was designed to handle the runoff.
10. **Traffic, Circulation and Access.** The proposed operation within the existing building will utilize the existing shared driveway with the vacant property to the north. The driveway is proposed to be widened for maneuverability as it enters the subject property.

ENGINEER COMMENTS:

The Village Engineer has prepared a letter February 13, 2026 as an attachment to this report.

STAFF RECOMMENDATION:

If the Village of Raymond Plan Commission chooses to recommend to the Village of Raymond Board **Approval** of the Rezone, Conditional Use, Site Plan & Plan of Operation and Soils Disturbance Request for Jasbir Singh (dba Big Rig Repair) for the property owned by Raymond Commercial Complex LLC located at 1443 27th St, taxkey 168-04-21-24-001-002, then it is recommended approval be subject to the following conditions:

Rezone

1. The subject property shall be rezoned from the B-3 Commercial Service District to the B-4 Highway Business District.
2. The rezoning is subject to the Village Board approving amendments to the B-4 Highway Business District, with respect to minimum lot area, width and setbacks.
3. The Petitioner and/or Property Owner shall, on demand, reimburse the Village of Raymond for all costs and expenses of any type incurred by the Village in connection with the review and approval of this application, including, but not limited to, the cost of professional services incurred by the Village for the review and preparation of required documents, attendance at meetings or other related professional services as well as to enforce the conditions in this approval due to a violation of these conditions. Additionally, any unpaid bills owed to the Village of Raymond by the Subject Property Owner and/or Agent, for reimbursement of professional fees (as described above); or for personal property taxes; or for real property taxes; or for licenses, permit fees or any other fees or forfeitures owed to the Village of Raymond must be paid on demand and prior to issuance of any permits and shall be placed upon the tax roll for the Subject Property if not paid within thirty (30) days of the billing by the Village of Raymond, pursuant to Section 66.0627, Wisconsin Statutes. Such unpaid bills also constitute a breach of the requirements of this conditional approval that is subject to all remedies available to the Village of Raymond, including possible cause for termination of the conditional approval.

Conditional Use, Site Plan & Plan of Operation & Soils Disturbance

1. The approval shall reflect the following Plan of Operation:
 - a. **Uses and activities:** Operation of a light-duty to heavy duty truck and trailer repair business, with all mechanical, diagnostic and repair work to be performed indoors.
 - a-b. **Truck parking:** Up to ~~15~~10 semi-trucks/trailers may be parked outdoors on the property at any one time. No truck/trailer shall remain on the property for more than 20 continuous days.

~~b.c.~~ **Number of employees:** Up to 10 employees.

~~e.d.~~ **Hours of operation:** Parts department: 7:00 am to 4:00 pm Monday through Friday; Sales and service operations: 6:00 am to 6:00 pm Monday through Friday.

~~d.e.~~ **Outdoor storage:** Outdoor storage is prohibited.

~~e.f.~~ **Refuse:** Screened enclosure on the southwest corner of the building.

2. This site plan approval is subject to the Petitioner complying at all times with the plans and documents presented to the Village of Raymond Plan Commission on February 23, 2026.
4. This approval is subject to the Village Board approving the rezoning of the property from the B-3 Commercial Service District to the B-4 Highway Business District.
3. Operator must obtain a zoning permit and building permit prior to commencement of building renovation.
4. Any business signage shall be required to obtain signage approval through the Village of Raymond sign application process.
5. The Site Plan approval shall not be in full force and effect until such time as the Petitioner obtains the necessary approvals and satisfies all comments, conditions, and concerns of:
 - a. The Village of Raymond Plan Commission and Board, Village Fire Chief (or designee), Village Engineer, Village Planner and Village Attorney with respect to the submitted plans, documents, and specifications.
 - b. The Planner/Zoning Administrator for a lighting plan including the location of outdoor lights and cut-sheets depicting full cut-off fixtures and mounting heights.

~~c.~~ The Village of Caledonia for the Cooperative Planning Area.

~~e.6.~~ The conditional use permit and site plan/plan of operation shall be reviewed by the Village Plan Commission and Village Board three (3) years from the date of the approval in order to determine conformance with the provisions of the permit and compatibility with adjacent land uses. The Village may require additional reviews if warranted.

~~6.7.~~ The Petitioner shall keep the exterior condition of the premises in a neat and orderly condition at all times so the premises will not detract from neighboring premises. There shall be no outside storage of junk, debris, construction material, or other refuse materials within the property and all such materials shall be disposed of promptly and properly.

~~7.8.~~ The Petitioner shall allow Village of Raymond representatives to inspect the premises following a 24-hour notice for the purposes of determining compliance with this approval.

~~8.9.~~ The property shall comply with all rules and regulations of the Village of Raymond and the Raymond Fire Department, including submission to routine inspections by the Village and Fire Department Staff.

~~9.10.~~ This site plan approval will expire nine (9) months from the date of the issuance of the zoning permit unless substantial work has commenced following said approval. If the Village determines that no substantial work has commenced, the project may not occur unless the Village Board grants a written extension. Written extension requests shall be submitted to the Village at least 30 days prior to permit/approval expiration.

~~10.11.~~ The Petitioner and/or Property Owner shall, on demand, reimburse the Village of Raymond for all costs and expenses of any type incurred by the Village in connection with the review and approval of this application, including, but not limited to, the cost of professional services incurred by the Village for the review and preparation of required documents, attendance at meetings or other related professional services as well as to enforce the conditions in this approval due to a violation of these conditions. Additionally, any unpaid bills owed to the Village of Raymond by the Subject Property Owner and/or

Agent, for reimbursement of professional fees (as described above); or for personal property taxes; or for real property taxes; or for licenses, permit fees or any other fees or forfeitures owed to the Village of Raymond must be paid on demand and prior to issuance of any permits and shall be placed upon the tax roll for the Subject Property if not paid within thirty (30) days of the billing by the Village of Raymond, pursuant to Section 66.0627, Wisconsin Statutes. Such unpaid bills also constitute a breach of the requirements of this conditional approval that is subject to all remedies available to the Village of Raymond, including possible cause for termination of the conditional approval.

EXHIBIT:

- A. GIS Property Location Map
- B. Village Engineer Letter Dated February 13, 2026
- C. Petitioner Application



Foth Infrastructure & Environment, LLC Memorandum

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February 13, 2026

TO: Joshua Murray, P.E., Jasbir Singh
CC: Barb Hill, Jeni Schroepfer, Dan Snyder, Jeff Muenkel, Shaun Mularkey
FR: Michael Yeager
RE: Village of Raymond – Big Rig Repair Plan Review

We have reviewed the plans for Big Rig Repair, LLC dated January 26, 2026, as prepared by Nielsen, Madsen, and Barber. See below for the following comments:

General:

1. The existing detention pond for the Raymond Business Park was sized to accommodate the proposed development. This Stormwater Management Plan, completed in 2014, assumed the business park would have a curve number of 91 for all six lots. The lot in question for this project has a proposed curve number of 90, which is within the design constraints.
2. Provide necessary documentation that shows no wetlands are present on site.
3. It is recommended that the storm outfall be directed to the southwest corner of the property and flow along the swale rather than sheet flow through Lot 6. Provide calculations showing that the swale can handle the proposed runoff.

Sheet C-3:

1. Silt fence shall be installed around all disturbed areas.
2. Provide storm sewer pipe capacity calculations.
3. What is invert of the driveway culvert at the 8-foot extension.
4. What type of curb and gutter is being proposed? Will it be high enough to contain the sheet flows and direct it to the storm sewer inlets?
5. Grades of storm sewer pipe are incorrect on plans.



Please feel free to reach out if any questions arise. Once these updates are provided, we will continue our review.

Sincerely,

Foth Infrastructure & Environment, LLC

A handwritten signature in black ink, appearing to read "Michael Yeager".

Michael Yeager, P.E.
Project Civil Engineer
Licensed in Wisconsin